

8396<sup>cc</sup>  
Julia Kastle  
12-17-13  
464-6759

ORDINANCE NO. R- 2014-1

TAX CODE(S) 82-06-34-017-089.017-021

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE, STATE OF INDIANA, MORE COMMONLY KNOWN AS 3100 Covert Ave and 3102 Covert Ave  
(Here insert common address)

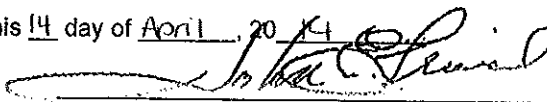
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA, AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville, Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas 1, which is made part of said section with respect to the following described real estate located in the City of Evansville, Vanderburgh County, State of Indiana: See Attached.

by changing the zoning classification of the above-described real estate from C4 to M1, and said real estate is hereby so rezoned and reclassified.

Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make notation in ink thereon of reference to the number of this ordinance and the date of final publication of the amendatory ordinance after its passage and approval; however, failing to do so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Common Council, its approval by the Mayor, and its publication as required by law, which publication is now ordered.

Passed by the Common Council of Evansville, Indiana, on this 14 day of April, 20 14  
  
President

ATTEST:

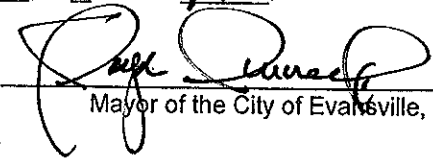
Janina Windhorst  
City Clerk

Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said city, the 15 day of April, 20 14.

Janina Windhorst  
City Clerk

Having examined the foregoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 16th day of April, 20 14, at 3 o'clock pm.

THIS INSTRUMENT PREPARED BY: Dan Francis

  
Mayor of the City of Evansville, Indiana

**FILED**

DEC 19 2013

Janina Windhorst  
CITY CLERK

To Corrine / Fred

### ZONING LEGAL DESCRIPTION

A part of the Southeast (1/4) of the Northeast Quarter of Section Thirty-Four (34), Township Six (6) South, Range Ten (10) West being a part of property conveyed to Daniel & Kristi Francis by Deed Record 2003-00003602 recorded in the office of recorder Vanderburgh County, City of Evansville, Indiana and more particularly described as follows;

Commencing at the Southeast Corner said quarter quarter section; thence North 00 degrees 00 minutes 00 seconds West; a distance of 165.00 feet; thence thence North 00 degrees 33 minutes 54 seconds West a distance of 103.66' feet to the place of beginning; thence North 90 degrees 00 minutes 00 seconds West a distance of 110.00 feet; thence North 00 degrees 33 minutes 54 seconds West distance 90.00 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 110.00' feet; thence South 00 degrees 33 minutes 54 second East a distance of 90.00' feet to the place of beginning and containing .227 acres more less

To County Roll

VERIFIED PETITION FOR REZONING

2013-46

-PC

ORDINANCE NO. R- 2014-1

COUNCIL DISTRICT: Missy Mosby, WARD 2

PETITIONER Andrews Auto Sales Inc PHONE (812) 473-4492  
 ADDRESS 3100 Covert Ave, Evansville IN ZIP CODE 47714  
 OWNER OF RECORD Daniel & Kristi Francis PHONE (812) 473-4492  
 ADDRESS 3100 Covert Ave, Evansville IN ZIP CODE 47714

1. Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.

2. Premises affected are on the N side of Covert a distance of 165 feet W  
 (N.S.E.W.) of the corner formed by the intersection of Covert and Vann.  
 Registered Neighborhood Association (if applicable) South Dexter

LEGAL DESCRIPTION: See Attached

SUBDIVISION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT NO. \_\_\_\_\_  
 (where applicable - if not in a subdivision, insert legal here or attach to ordinance)

3. The commonly known address is 3100 Covert Ave, Evansville IN 47714  
 4. The real estate is located in the Zone District designated as C4  
 5. The requested change is to (Zone District) M1  
 6. Present existing land use is Vehicle Reconditioning  
 7. The proposed land use is Vehicle Reconditioning with paint and body work  
 8. Utilities provided: (check all that apply)  
 City Water ☒ Electric ☒ Gas ☒ Storm Sewer ☒  
 Sewer: Private ☐ Public ☒ Septic ☐  
 9. All attachments are adopted by reference.  
 10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE 12/17/2013 PETITIONER [Signature]  
 (when signed) PRINTED NAME DAN FRANCIS

DATE 12/17/2013 OWNER OF RECORD [Signature]  
 (when signed) PRINTED NAME DAN FRANCIS

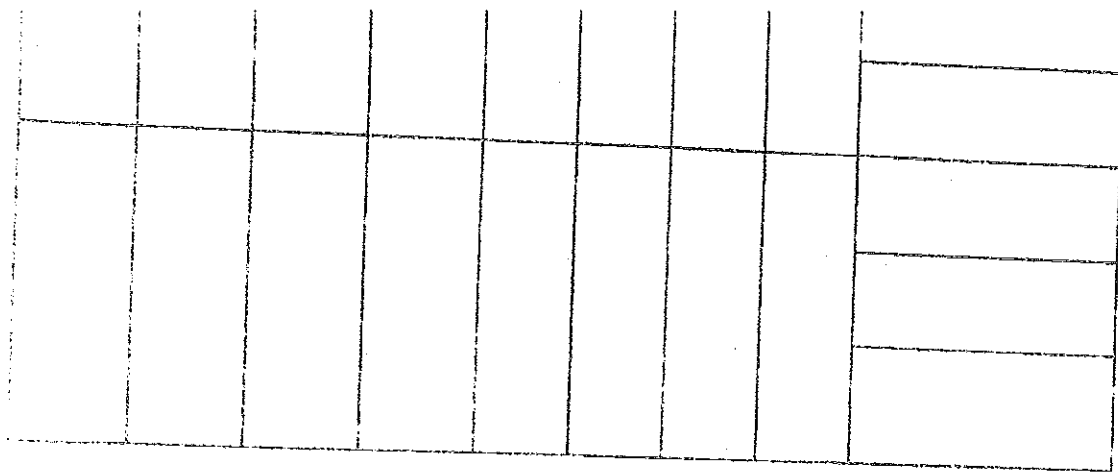
REPRESENTATIVE FOR PETITIONER NAME \_\_\_\_\_  
 (Optional) ADDRESS/ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_

FILED

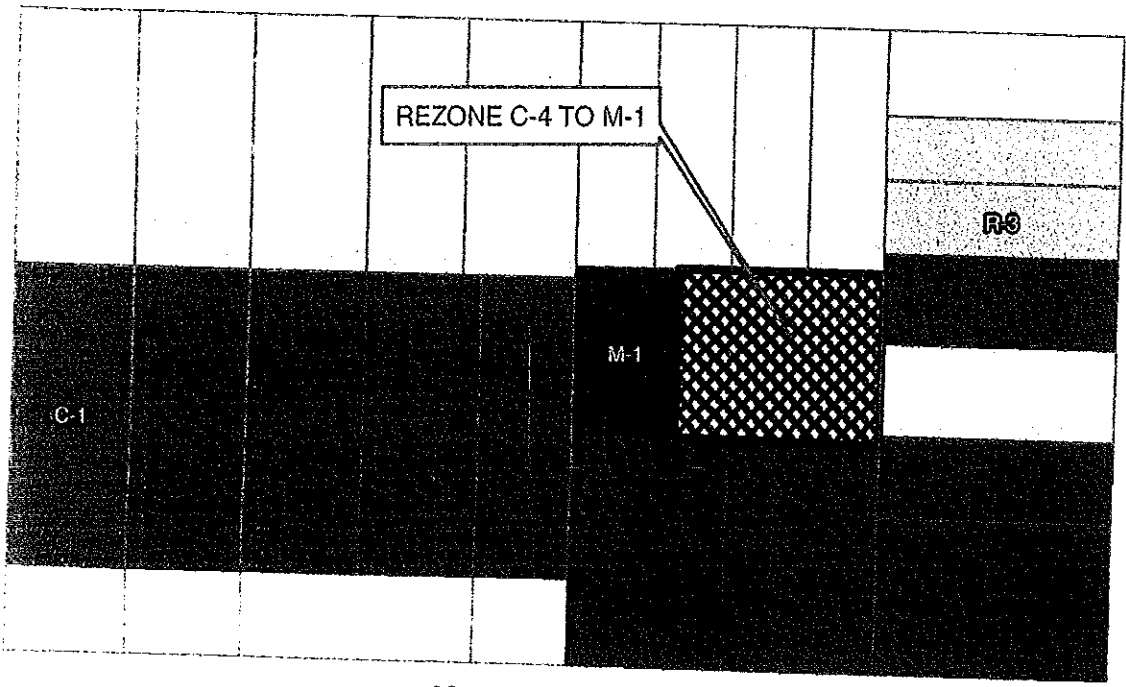
DEC 19 2013

Anna Winkler  
 CITY CLERK

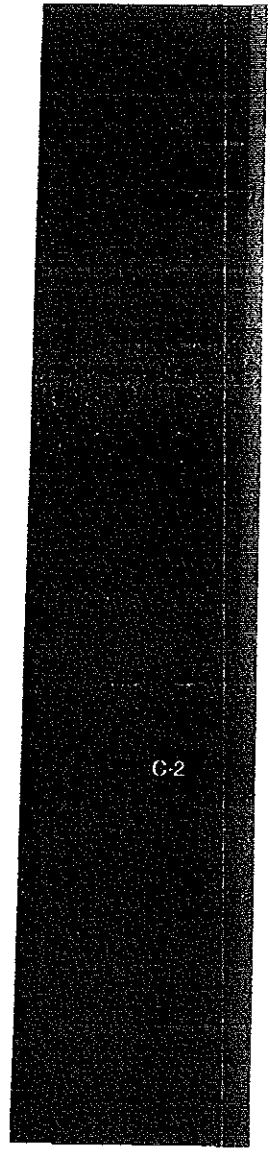
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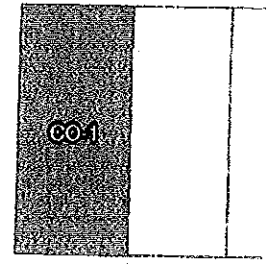
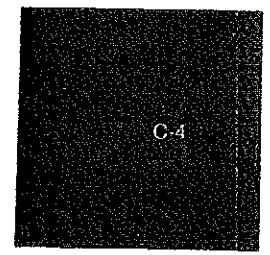
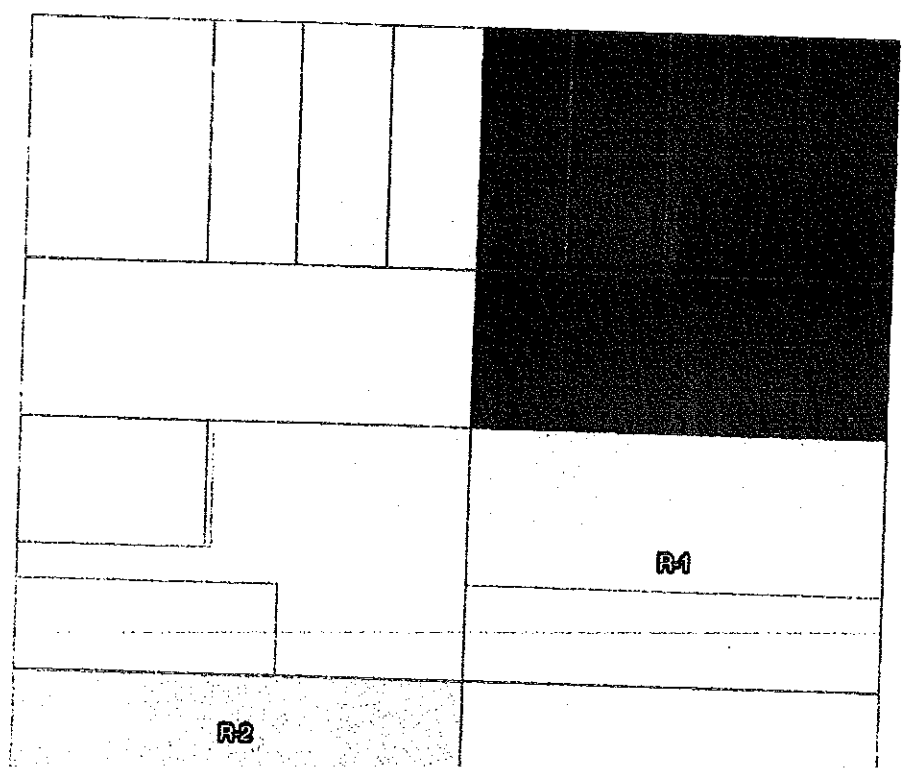
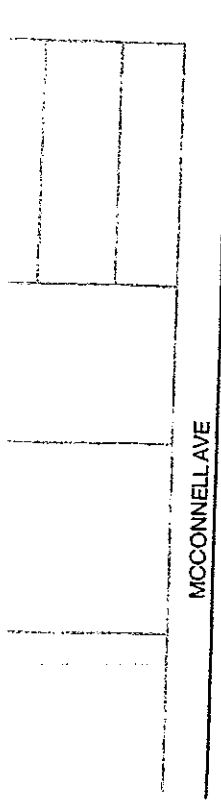
RAVENSWOOD DR



VANIN AVE



COVERT AVE

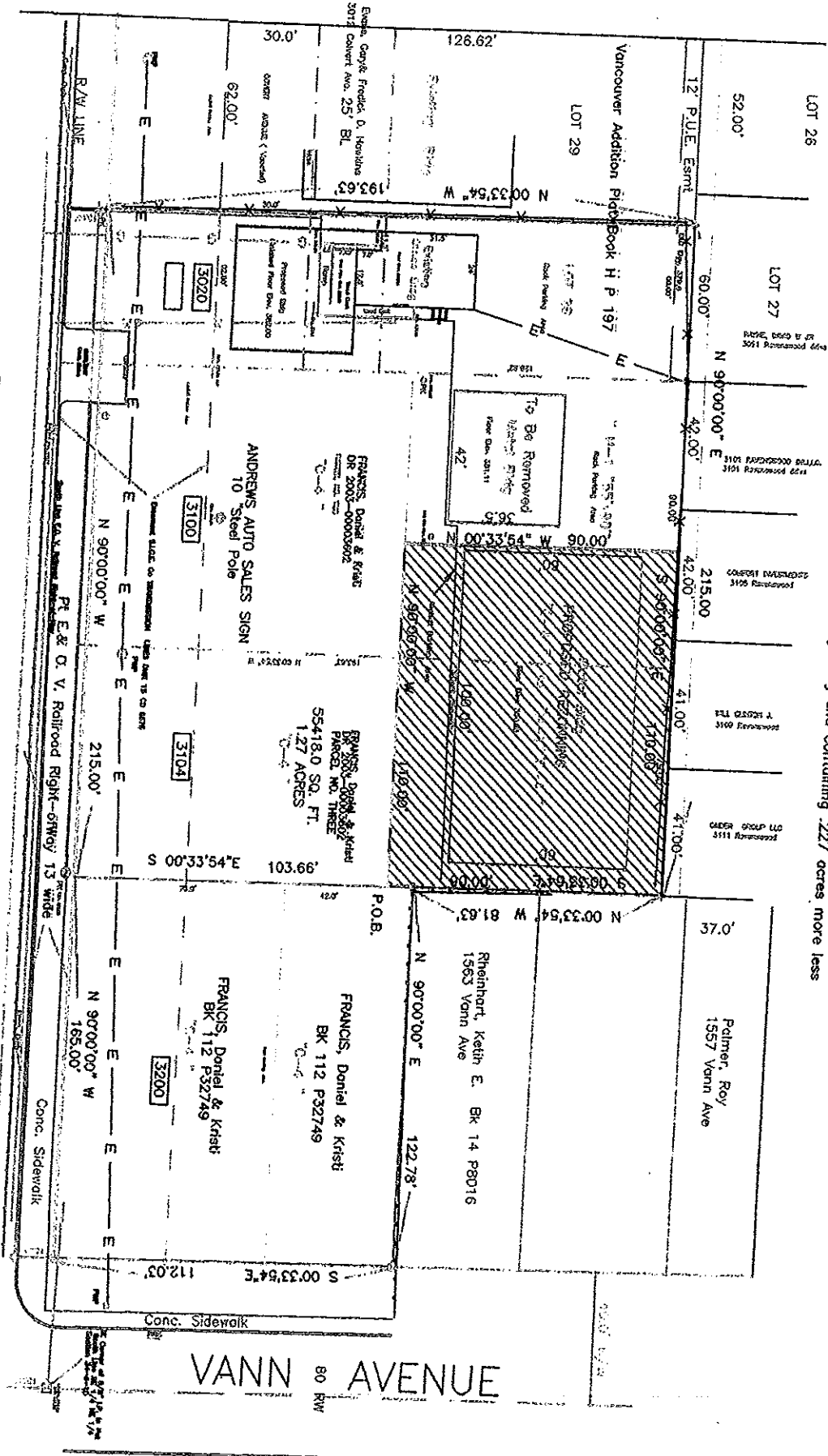


WAGGONER AVE

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COVERT AVENUE

VANN AVENUE